



REDEVELOPMENT AGENCY AGENDA
MEETING OF: MARCH 5, 2003

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY VICE CHAIR REESE AT 11:05 A.M.

PRESENT: VICE CHAIR REESE and MEMBERS M. McDONALD, BROWN, L.B. McDONALD, and MACK

EXCUSED: CHAIRMAN GOODMAN and MEMBER WEEKLY

ALSO PRESENT: DOUG SELBY, Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

Las Vegas Library, 833 Las Vegas Boulevard North
Senior Citizens Center, 450 E. Bonanza Road
Clark County Government Center, 500 S. Grand Central Pkwy.
Court Clerk's Bulletin Board, City Hall
City Hall Plaza, Posting Board

(11:05)

2-1046

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: MARCH 5, 2003

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF JANUARY 22, 2003

MOTION:

M. McDONALD – APPROVED by Reference – UNANIMOUS with GOODMAN and WEEKLY excused

MINUTES:

There was no discussion.

(11:05)

2-1054

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MARCH 5, 2003

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING THE FIRST AMENDMENT TO THE OWNER PARTICIPATION AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND SIMON/CHELSEA LAS VEGAS DEVELOPMENT, LLC, TO PROVIDE FOR A REVISED AND EXPANDED EMPLOYMENT PLAN PURSUANT TO THE AGENCY'S REVISED EMPLOYMENT PLAN POLICY AND COMMUNITY INPUT, AND AUTHORIZE THE EXECUTION BY THE AGENCY (APN #139-33-710-001) - WARD 5 (WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

The Owner Participation Agreement (OPA) was approved by the Agency on June 19, 2002. Subsequently, the World Market Center OPA was approved on September 18, 2002, with a more detailed Employment Plan worked out with strong community input. Community leaders approached Simon/Chelsea to request a more detailed Employment Plan for their project, and the Developer was willing to do so and offers this revised and expanded Employment Plan, somewhat modeled upon the World Market Center.

RECOMMENDATION:

Approval.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. First Amendment, with revised Employment Plan
3. Location Map

MOTION:

M. McDONALD – APPROVED as recommended – UNANIMOUS with GOODMAN and WEEKLY excused

MINUTES:

LESA CODER, Director, Business Development Office, indicated that the Chelsea Group has agreed to modify their employment plan in accordance with the employment plan of World Market Center. She recommended approval of the first amendment as submitted.

REDEVELOPMENT AGENCY MEETING OF MARCH 5, 2003

Item 2 - DISCUSSION AND POSSIBLE ACTION REGARDING THE FIRST AMENDMENT TO THE OWNER PARTICIPATION AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND SIMON/CHELSEA LAS VEGAS DEVELOPMENT, LLC, TO PROVIDE FOR A REVISED AND EXPANDED EMPLOYMENT PLAN PURSUANT TO THE AGENCY'S REVISED EMPLOYMENT PLAN POLICY AND COMMUNITY INPUT, AND AUTHORIZE THE EXECUTION BY THE AGENCY

MINUTES – Continued:

ATTORNEY DAVID BARKSDALE, Kummer, Kaempfer, Bonner, and Renshaw, 3800 Howard Hughes Parkway, appeared representing Simon/Chelsea Las Vegas Development, LLC.

MEMBER M. McDONALD commended staff on a wonderful job. He requested that ATTORNEY BARKSDALE urge his clients to stay in the downtown area.

GENE COLLINS, 1101 Eleanor Avenue, opined that this is a great plan, in which many people in the community became involved to ensure employment to the adjacent residents. He thanked the Chelsea Group for agreeing to the changes.

TODD FARLOW, 240 N. 19th Street, questioned if there is anyway of enforcing the conditions in this agreement, because, as he has witnessed, conditions and agreements do not mean anything to the Chelsea Group. When the first proposal was approved, one of the conditions was that the natural landscaping be left in place, but Chelsea removed the trees.

VICE CHAIR REESE thanked CHAIRMAN GOODMAN and MEMBER WEEKLY for their rolls in this project. He was very skeptical originally, but it has been a pleasure working with the applicant.

There was no further discussion.

(11:05 – 11:10)

2-1062

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MARCH 5, 2003

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

SUBJECT:

REPORT ON FINANCIAL CONDITION OF THE REDEVELOPMENT AGENCY AS OF
DECEMBER 31, 2002

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

The Redevelopment Agency bylaws requires that the Finance Officer present to the Agency Board the financial condition of the Agency. Attached please find a schedule showing the total revenues and expenditures, actual and budgeted, for the period ended December 31, 2002. Current obligations of the Agency, as well as uncommitted balances, are also shown.

RECOMMENDATION:

Report only, no action required.

BACKUP DOCUMENTATION:

City of Las Vegas Redevelopment Agency Financial Status - December 31, 2002
(50% of time expired; see spreadsheet)

MOTION:

None required. A report was given.

MINUTES:

MARK VINCENT, Director, Finance and Business Services, reported that finances are tracking as anticipated, with about \$8.3 million in total revenues. However, a slight decrease is expected in operating expenditures and in project costs, totaling about \$630,000.

There was no further discussion.

(11:10 – 11:11)
2-1239

AGENDA SUMMARY PAGE
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CITIZEN PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

BEATRICE TURNER, West Las Vegas resident, hoped that the conditions of the employment plans are met, because residents of Ward 5 need to work. She also requested a copy of the letter that was left at City Hall because her name was on it and she wants to be able rebut if necessary. MEMBER McDONALD thanked MS. TURNER for doing a good job and indicated that he would get her a copy of that letter.

(11:11 – 11:14)

2-1283

TOM McGOWAN, Las Vegas resident and candidate for City of Las Vegas Mayor, commended the Agency for its actions on the redevelopment projects on today's agenda. There is an extremely high level of interest on the part of the public on the issue of open hearing processes. And even though some meetings can become lengthy due to public participation, the government was created for the convenience of the people; therefore, they should be allowed to speak.

As far as meetings regarding the development of the 61 acres, he questioned which of those would be open to the public. If none, why not? He commended MEMBER L.B. McDONALD for her excellent recommendations with regard to projections. However, he pointed out that there is no projection that is guaranteed.

(11:14 – 11:17)

2-1361

MEMBER MACK welcomed MICHAEL SQUIRES, the new Review Journal reporter for the City of Las Vegas and wished JAN MOLLER good luck in his new venture.

(11:17)

2-1471



REDEVELOPMENT AGENCY MEETING OF MARCH 5, 2003

THE MEETING ADJOURNED AT 11:17 A.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
March 13, 2003

Barbara Jo Ronemus, Secretary